

BK 7278 PG 164
WARRANTY DEED
(JOINT TENANCY)

TRANSFER
TAX
PAID

005612

Raymond D. Pepin and James P. Pepin

of 58 Lafayette Street, Augusta, ME 04330
for consideration paid,

grant to Panagiotis Kritikos and John P. Kritikos

of 56 Auburn Street, Haverhill, MA 01830

with WARRANTY COVENANTS, as JOINT TENANTS, the land in Waterville,
Kennebec County, State of Maine, bounded and described as follows:

44-20

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-14245-1

Witness our hands and seals this 13th day of February, 2003.

Clayton E. Rollins
to both

Raymond D. Pepin
Raymond D. Pepin
James P. Pepin
James P. Pepin

THE STATE OF MAINE

Kennebec ss.

February 13, 2003

Then personally appeared the above named Raymond D. Pepin and
James P. Pepin and acknowledged the foregoing instrument to be their
free act and deed,

Before me,

Clayton E. Rollins
Notary Public

Print Name: Clayton E. Rollins
My Commission Expires: 3/24/05

Panagiotis & John Kritikos
56 Auburn St.
Haverhill, MA 01830

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EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at an iron pin at the intersection of the southerly line of Western Avenue with the westerly line of Elm Street;

Thence southerly along the westerly line of Elm Street, one hundred fifteen and two tenths (115.2) feet to an iron pin;

Thence westerly ninety-five (95) feet to an iron pin;

Thence northerly sixty-five (65) feet to an iron pin;

Thence continuing northerly twenty-four and two tenths (24.2) feet to an iron pin;

Thence easterly along the southerly line of Western Avenue, one hundred thirteen and two tenths (113.2) feet to an iron pin at the place of beginning.

For source of title, reference may be had to deed from James P. Pepin to Raymond D. Pepin and James P. Pepin dated May 3, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3904 at Page 176.

RECEIVED KENNEBEC SS.

2003 FEB 19 PM 1:35

ATTEST: *Brenda A. [Signature]*
REGISTER OF DEEDS